

Key: 14070

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.370

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|----|---------|-----------|------------------|----|------------|--------------|
| RIEDINGER BETTY ANN & DAVEY BRUCE LOUIS 977 HARWICH ROAD BREWSTER, MA 02631 | | | | 126-12-14070 | | | | 3665 MAIN STREET | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | RIEDINGER BETTY ANN & LYNCH CHRISTOPHER M & STEVENS JOHN D | | | | 08/08/2023 | QS | 280,000 | 35927-273 |
| | | | | 06/30/2017 | QS | 135,000 | 30599-350 | | | | |
| | | | | 11/01/2010 | QS | 110,000 | 24957-283 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|-------------|---------|------------|-----|--------|-----|
| 1020 | 100 | CONDOMINIUM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 216 | 08/08/2023 | 15 | SALE REVIEW | 280,000 | 06/04/2024 | JMG | 100 | 100 |
| 338 | 06/30/2017 | 16 | MLS REVIEW | 135,000 | 07/12/2018 | JMG | 100 | 100 |
| 70 | 06/05/2009 | 7 | ALTERATIONS | 2,000 | 04/28/2010 | JH | 100 | 100 |
| | 06/17/2008 | 7 | ALTERATIONS | 4,500 | 03/28/2009 | JH | 100 | 100 |
| | 02/10/2006 | 7 | ALTERATIONS | 1,500 | 06/25/2007 | JH | 100 | 100 |


LAND

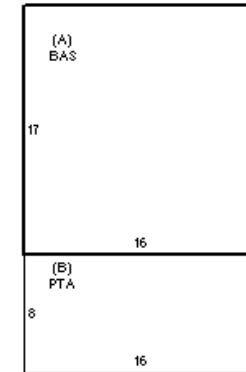
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|----|--------|--|------|---|--------------|----------------|----------------|
| Nbhd | | N | Map 11 Parcel 25 converted to condos for FY 08 -- Unit | | | LAND | 0 | 0 |
| St Ind | | O | #1 "Jasmine" on Plan Book 610/36-- Exclusive use area | | | BUILDING | 223,300 | 199,800 |
| Infl | | T | shown on Plan Book 620/51 - FY 09 | | | DETACHED | 0 | 0 |
| | | E | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 223,300 | 199,800 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 04/28/2010 |





BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/25/2007 | JH |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 10 | | CONDO RES | LIST | 2/12/2008 | JH |
| STYLE | 2 | 1.00 | STAND ALONE [100%] | REVIEW | 6/4/2024 | JMG |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | N/A [100%] | | | |

| YEAR BLT | 1941 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 242,742 |
|------------|-------|------------|-------|------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 272 | DETAIL ADJ | 2.474 | COMPLEX | 28 | CRANBERRY COVE | 2.45 | A | BAS | L | BASE AREA | 272 | 1941 | 872.03 | 237,191 | | |
| \$NLA(RCN) | \$892 | OVERALL | 1.000 | STYLE | 78 | 28-CRANBERRY CV | 1.00 | B | PTA | N | PATIO | 128 | | 12.90 | 1,651 | | |
| | | | | VIEW/LOC | 1 | NONE | 1.00 | | | | | | | | | | |
| | | | | HVAC | 14 | ELEC BB+AC | 1.01 | | | | | | | | | | |
| | | | | END/MIDDLE | 0 | | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| INTERIOR | V |
| KITCHEN | V |
| BATHS | G |
| EXTERIOR | G |

| | |
|------------|-----------|
| EFF.YR/AGE | 1997 / 26 |
| COND | 8 8 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 8 % GD 92 |
| RCNLD | \$223,300 |